

BROWNING

CONSTRUCTION CO.

April 11, 2008

Antenora Architects, LLP

200 East Live Oak Street
Austin, Texas 78704

Reference:

1811 South Congress Avenue
Austin, Texas

Subject:

House Demo/Renovation
Budget Estimate

Budget Estimate- Breakdown Schedule		
Division Number	Division Description	Amount
1	GENERAL REQUIREMENTS:	
2	Independent Testing Lab Services	\$7,000
3	Construction Documents / Bid Documents	\$3,000
4	Final Clean-Up	\$1,500
5	Dumpsters	\$15,000
6	Registered Surveyor To Perform Site Layout	\$4,000
7	Temporary Construction Fencing	\$4,500
8	Street Closures / Barricades / Flagman	\$2,000
9		
10	SITEWORK:	
11	Building Demolition And Removal	\$8,000
12	Hazardous Material Removal	\$15,000
13	Selective Site Demolition And Removal	\$4,000
14	Temporary Shoring Of Building Structure	\$2,000
15	Structural Excavation, Fill And Hauloff	\$20,000
16	Asphalt Paving	\$5,000
17	Pavement Markings / Handicap Signage / Traffic Signage	\$1,000
18	Site Concrete	\$12,000
19	Site Furniture	\$800
20	Water, Sewer, Storm And Gas Line Distribution Systems	\$55,000
21	Remove And Dispose of Existing Underground Utilities	\$4,000
22	Patch Street At Utility Cut	\$3,000
23	Erosion Control	\$5,000

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24	Patch And Prep of Existing Building Foundation	\$2,000
25	Termite Control	\$800
26	Restoration Cleaning / Sandblasting	\$3,500
27	Powerwash Existing Concrete Sidewalks	\$800
28	Landscaping	\$12,000
29	Landscape Irrigation System	\$4,000
30		
31	CONCRETE:	
32	Concrete Building Foundation	\$20,000
33	Concrete Leveling Slab	\$3,000
34		
35	MASONRY:	
36	Custom Masonry Units	\$4,500
37	Chopped Stone	\$8,000
38		
39	METALS:	
40	Miscellaneous Metal Fabrications	\$5,000
41	Labor To Install Miscellaneous Metal Fabrications	\$5,000
42		
43	CARPENTRY:	
44	Structural Wood Framing / Wood Trusses / Joists / Beams	\$65,000
45	Crane Rental	\$3,500
46	Wood Wall Blocking	\$2,500
47	Wood Columns / Balusters / Railings	\$11,000
48	Floor And Roof Wood Decking	\$8,000
49	Millwork	\$6,000
50	Refurbish Existing Millwork, Trim And Finish Carpentry	\$1,000
51	Wall Trim / Wall Base / Door Trim / Finish Carpentry	\$3,000
52		
53	THERMAL & MOISTURE PROTECTION:	
54	Waterproofing / Dampproofing / Joint Sealants	\$2,000
55	Wall And Ceiling Batt Insulation	\$1,100
56	Firestopping	\$1,200
57	New Roof Tiles	\$22,000
58	Refurbish Existing Roof Tiles	\$6,500
59		
60	DOORS AND HARDWARE:	
61	Wood Doors And Wood Door Frames	\$6,000

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62	Wood Window Frames	\$10,000
63	Door Hardware	\$5,000
64	Refurbish Existing Doors, Frames And Hardware	\$3,500
65	Glass And Glazing at Wood Window Frames	\$3,000
66		
67	FINISHES:	
68	Gypsum Board Assemblies	\$6,000
69	Tile / Stone	\$3,000
70	Lath And Plaster	\$7,000
71	Wood Flooring	\$8,000
72	Painting And Staining	\$45,000
73	Wall Covering	\$4,000
74	Patch And Prep Existing For New Paint System	\$5,000
75		
76	SPECIALTIES:	
77	Wood Wall Louvers And Vents	\$1,500
78	Historical Monument Plaque	\$3,000
79	Mail Box	\$300
80	Residential Appliances	\$2,000
81	Handicap Accessible Signage	\$600
82	Fire Extinguishers And Cabinets	\$500
83	Toilet And Bath Accessories	\$3,500
84	Window Blinds / Curtains	\$8,000
85		
86	EQUIPMENT:	
87	Not Applicable	
88		
89	FURNISHINGS:	
90	Not Applicable	
91		
92	SPECIAL CONSTRUCTION:	
93	Awnings	\$8,000
94		
95	CONVEYING SYSTEMS:	
96	Not Applicable	
97		
98	MECHANICAL:	
99	Plumbing	\$35,000

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100	Heating, Ventilation And Air Conditioning	\$95,000
101		
102	ELECTRICAL:	
103	Electrical / Fire Alarm System	\$135,000
104	Lightning Protection	\$5,000
105		
106	SUBTOTAL:	\$776,100
107		
108	General Liability And Builders Risk Insurance And Permits	\$2,678
109	Payment And Performance Bond	\$11,409
110	General Contractors General Conditions	\$304,000
111	Pre-Construction Services	\$10,000
112	Construction Contingency	\$77,610
113	Overhead And Profit	\$295,449
114		
115	TOTAL ESTIMATED BUDGET:	\$1,477,245

EXCLUSIONS:

- 1 Fires Sprinkler System
- 2 Architects and Engineering Design Fees
- 3 Remodel Sales Tax
- 4 Utility Company Impact Fees or Connection Charges
- 5 Soils Report
- 6 Anything not mentioned in Breakdown Schedule above

Respectfully submitted,



Frank Wisdom
Chief Estimator

Browning Construction Company

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